
S-4282
WINDING CREEK SUBDIVISION, SECTION 6
Major-Preliminary Plat

STAFF REPORT
January 12, 2012

S-4282

WINDING CREEK SUBDIVISION, SECTION 6
Major-Preliminary Plat

Staff Report
January 12, 2012

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Tippecanoe Development LLC (Derrin Sorenson, Member, represented by attorney Dan Teder and TBIRD Design Services) is seeking primary approval for a 52 lot subdivision on 25.02 acres (a revision of the preliminary plat approved in 2006 – now expired), located at the western boundary of the overall subdivision, between CR 500 N and CR 600 N, west of CR 75 E, in Tippecanoe 30(E½)24-4.

AREA ZONING PATTERNS:

About 1/3 of the site (east side) is zoned R1; the rest is zoned R1B. An adjoining 1.2 acres located in the northwest portion of this section was just rezoned from A (Agricultural) to R1B (Z-2477) as a requirement to be included in this application. In 1998, the overall Winding Creek development (this site and land to the north and east) was rezoned in two separate cases (Z-1792 & Z-1793) from A to R1 and A to R1B. Land to the west is still zoned A. Farther to the north, is FP (Flood Plain) associated with Burnetts Creek.

AREA LAND USE PATTERNS:

The site is mostly vacant with a small wooded area in the northeast corner. Adjoining to the west is an open field. Abutting on the north and east are the Coyote Crossing golf course and Section 1 in Winding Creek Subdivision, respectively. To the northwest is an American Suburban Utilities sewage treatment plant. Farther northwest is Harrison High School. To the southwest, along CR 50 W, is the Tippecanoe Villa assisted living community.

TRAFFIC AND TRANSPORTATION:

Two existing streets will be extended from Section 1 to serve the 52 lots in this plat -- Flowermound Drive and Grapevine Drive.

Because Flowermound Drive extends beyond the maximum cul-de-sac length (800-ft.) allowed by the subdivision ordinance, a variance has been submitted to be heard with the preliminary plat application. Officially, cul-de-sac length is measured at the street centerline, from the nearest street intersection to the center of the turnaround. Based on the dimensions shown on the preliminary plat (from the Grapevine Drive intersection), staff has determined that the proposed cul-de-sac length is actually 1,583.08-ft, rather than 1,700-ft.(+/-) as requested by the subdivider. A major concern about cul-de-sacs extended beyond the ordinance maximum is school bus service. The Tippecanoe School Corporation (TSC) will not typically send buses down a long cul-de-sac unless there is adequate area to turn around. In this case, the developer has complied and increased the radius of the turnaround to 50-ft. (the ordinance standard is 40-ft.). Both TSC and the County Highway Department are satisfied with this design.

This request is a variance from USO (Unified Subdivision Ordinance) Section 5.3-2-a "Table 1", and has been transmitted to the Board of County Commissioners to be heard at their January 17th meeting. A determination by the Board is required before the Area Plan Commission can consider the request.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Section 6, as in the existing subdivision, will have public sanitary sewer and water service from American Suburban Utilities and Indiana American Water, respectively. Drainage for this section will tie into the existing stormwater system, which will require plan approval by the County Drainage Board. Although a new county drainage ordinance was recently adopted (Tippecanoe County Ordinance #2011-27-CM), the effective date is January 1, 2012 and will not apply to this subdivision, which was initiated when the sketch plan was filed October 21, 2011.

CONFORMANCE WITH UZO REQUIREMENTS:

Fourteen of the R1B zoned lots (at the south end) are sized between the R1B standard (6,000 sq.ft.) and the larger R1 requirement (10,000 sq.ft.); the rest of the lots meet or exceed the R1 width and area standards. All required primary building setbacks are shown.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Variances

1. A variance to permit a cul-de-sac length of 1,700-ft +/- (measured at 1,583.08-ft), instead of the maximum 800-ft for Flowermound Drive.

B. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
2. Indiana-American Water Company, Inc. shall approve the water plans.
3. The fire hydrants shall be approved by the Tippecanoe Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Indiana-American Water Company in cooperation with the Fire Department.
4. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2005-04-CM.
5. The County Drainage Board shall approve the drainage plans.

6. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
7. On the grading plan, the lowest floor elevation for any building pad within 100 ft. of the FP (Flood Plain) district shall meet the flood protection grade.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

8. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. All required building setbacks shall be platted.
11. When the final grading is complete, the Regulatory Flood Elevation and Boundary for the Burnetts Creek Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
12. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

13. The purpose, ownership and maintenance of the outlot shall be specified.